BRADDOCK IMPLEMENTATION ADVISORY GROUP MEETING

June 2, 2014 7PM Charles Houston Recreation Center www.alexandriava.gov/Braddock



AGENDA

- Braddock Land Use Applications
 - SUP2014-0032 Application
 - 601 N. Henry Infill Development
- Developer Contributions Update
- Open Space Update
 - Interim Open Space
 - 1-Acre Community Park
- Neighborhood Streetscape
 - Recap of Streetscape Tour
 - Braddock IAG Priorities
 - Next Steps
- Development Projects: Inconsistencies with BMNP
- Redevelopment of Braddock Metro Station

DEVELOPER CONTRIBUTIONS

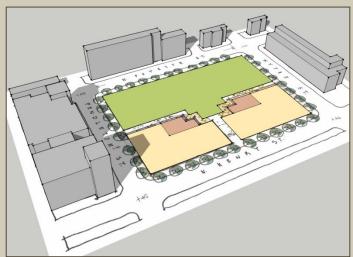
		Streetscape	Retail		
	TOTAL Community	Improvements	Enhancement	Anticipated	Received
DEVELOPMENT PROJECT	Amenities Fund (CAF)	Portion of CAF	Portion of CAF	Receipt Date	To-Date
The Asher (621 Payne St)	\$90,969	\$70,956	\$20,013	RECEIVED	\$90,969
The Belle Pre (800 N. Henry St)	\$155,025	\$120,920 \$34,106		RECEIVED	\$155,025
Braddock Metro Place					
(1260 Braddock Place)	\$91,077	\$71,040	\$20,037	FY15	
Braddock Gateway: Phase 1					
(1219 First St)	\$119,754	\$93,408 \$26,346		TBD	
Braddock Gateway: Phase 2					
(1100 N. Fayette St) \$119,671		\$93,343 \$26,328		TBD	
TOTAL	\$576,496	\$449,667	\$126,829		\$245,994

The City will match developer contributions 1:1 → Balance: \$491,988

OPEN SPACE UPDATE

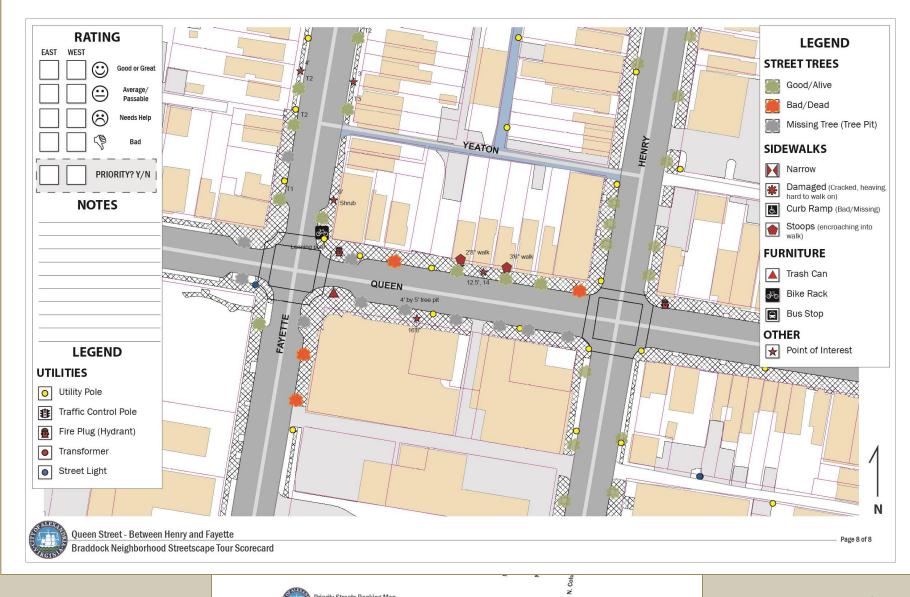
- Interim Open Space (600 N. Henry Street)
- 1-Acre Community Park





STREETSCAPE TOUR: PURPOSE AND PROCESS

- Prioritization of blocks for streetscape improvements
- Primary focus on designated walking streets
- Initial analysis to create Scorecards
- Scorecard collection and tally
- Confirm results



STREETSCAPE TOUR: RESULTS

Braddock Implementation Advisory Group Streetscape Tour - Scorecard Results April 5, 2014

Street	Block	E/N	W/S	Notes
Wythe	Alfred - Patrick	2	2	straighten sign, sidewalk on south should be brick narrow sidewalk, improve historic sign, need ped. Lighting, dead tree
Wythe	Patrick - Henry	2	3	need trees on north side, sidewalks narrow, need ped. lighting
Pendleton	Payne - West		1	narrow sidewalk, few trees on north side, move bus stop
Pendleton	Fayette - Payne	2	4	need trees and green strip on south side, not accessible, narrow sidewalk, lack of pedestrian scale, no street trees (south), profound change would be achievable and dramatically change the look of this corner
Fayette	Oronoco - Pendleton	3	5	need trees but wait for developer, brick sidewalks per plan, concrete in good condition, no trees or lighting (west side), profound change is possible & feasible
Fayette	Princess - Oronoco	8	5	Possibly bump out curb to narrow street & widen sidewalk, brick sidewalks per plan, fill in trees on west side, poles in sidewalk, very narrow, disconnect with accessibility, no ped scale lighting, reduce roadway to widen sidewalk
Fayette	Queen - Princess	7		Priority due to proximity to park, retail, and closeness to King Street, add trees to east, narrow sidewalk, no ped scale lighting, street trees not continuous
Queen	Henry - Fayette	2	3	lack of ped scale lighting, missing trees, opportunity for benches, concrete patchy, park is a focal point for families - let's make the corner feel more inviting
Others - Large Map		+		
Fayette	Wythe - Madison	1	1	
Fayette	Pendleton - Wythe	3	3	
Wythe	Payne - West	2	2	
Wythe	Fayette - Payne	2	2	
Payne	Princess - Oronoco	1	1	
Payne	Oronoco - Pendieton	1	1	
Payne	Pendleton - Wythe	1	1	



STREETSCAPE TOUR: SUMMARY

Top Priorities

- Solve narrow sidewalk issues on Fayette between Queen and Oronoco
- Incorporate streetscape beautification improvements simultaneously

Second Tier

- Solve various sidewalk width and other negative conditions on Pendleton (Fayette-Payne)
- Consider beautification on Fayette between Oronoco and Pendleton

Third Tier

 Focused/targeted minor improvements along other streets, particularly Wythe, West, Queen

STREETSCAPE IMPROVEMENTS: NEXT STEPS

- Complete Survey of priority blocks
- Create Scope Concepts for block solutions
- Generate construction cost estimates for improvements
- Present scope of work and costs to BIAG for review and recommendation

DEVELOPMENT PROJECTS: INCONSISTENCIES WITH BMNP

James Bland

- Concern: Streetscape along Wythe Street
- Staff Response: Sidewalk width is consistent but not material; concrete determined during approval

Belle Pre Streetscape

- Concern: Streetscape along Fayette Street
- Staff Response: Project pre-dated BMNP

Braddock Metro Place Development

- Concern: Height increase
- Staff Response: City Council approved height for provision of affordable housing

Alexandria City Public Schools Relocation

- Concern: Land Use
- Staff Response: Office and Public School permitted by the current zoning

10

REDEVELOPMENT OF BRADDOCK METRO STATION

- Station included in WMATA's 2014 Joint Development Work Program
- Soliciting community input on Development Guidelines to accompany WMATA Request for Proposals (RFP)
- Braddock Metro Neighborhood Plan provides some guidance
- Community Meeting: June 26Charles Houston RecreationCenter; 7pm

THANK YOU QUESTIONS?

